CITY COUNCIL MEETING MINUTES CITY OF SANTA MARIA, CALIFORNIA

November 19, 2024, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Roll Call: Mayor Alice Patino, Mayor Pro Tem Gloria Soto, Councilmember Maribel Aguilera-Hernandez, Councilmember Mike Cordero, Councilmember Carlos Escobedo

Staff Present: Acting City Manager Chuen Wu, City Attorney Thomas Watson, Interim Finance Director Xenia Bradford, Fire Chief Bradley Dandridge, Director of Public Works Brett Fulgoni, Library Director Dawn Jackson, Director of Recreation & Parks Alex Posada, Interim Director of Community Development Dana Eady, Principal Planner Frank Albro, Commander Dan Cohen, Director of Utilities Shad Springer, Chief Deputy City Clerk Donna Schwartz, Assistant City Clerk Alexandra Valadez

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CLOSED SESSION

1. CALL TO ORDER

At 4:30 p.m. Mayor Patino called the meeting to order.

ROLL CALL:

MEMBERS PRESENT:

Councilmembers Maribel Aguilera-Hernandez, Mike Cordero, Carlos Escobedo, Mayor Pro Tem Gloria Soto, and Mayor Alice Patino.

Councilmember Escobedo arrived at 4:33 p.m. Councilmember Aguilera-Hernandez arrived at 4:38 p.m.

STAFF MEMBERS PRESENT:

Acting City Manager Chuen Wu and City Attorney Thomas Watson were present, along with Chief Deputy City Clerk Donna G. Schwartz.

2. PUBLIC COMMENT PERIOD

Mayor Patino opened public comment, there being none, closed public comment.

3. RECESS-CLOSED SESSION

At 4:31 p.m. Mayor Patino recessed to Closed Session.

3.a Conference with Real Property Negotiators Pursuant to Government Code §54956.8

3.b Conference with Labor Negotiators, Pursuant to California Government Code §54957.6

4. RECONVENE TO OPEN SESSION

OPEN SESSION - 5:30 P.M.

5. INVOCATION

Pastor Israel Gonzalez of Central City Church gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Soto led the Pledge of Allegiance.

7. CALL TO ORDER

Mayor Patino convened the meeting and called the meeting to order at 5:33 p.m.

8. REPORT BY THE CITY ATTORNEY FROM CLOSED SESSION

City Attorney Watson reported that instructions were provided to the City's Real Property Negotiators for item 3.a and instructions were provided to the City's Labor Negotiator for item 3.b.

9. PROCLAMATIONS

9.a Retirement Resolution – Police Chief Schneider

Action: Adopted as Resolution No. 2024-123.

Moved by: Mayor Pro Tem Councilmember Soto
Seconded by: Councilmember Escobedo

Adopted a Resolution honoring and commending Police Chief Marc Schnieder for 29 years of exemplary public service.

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

10. PUBLIC COMMENT PERIOD (Not to exceed 15 Minutes)

Mayor Patino invited public comment. Speaking from the public was Diane Martinez, Gary Hall, and Blake Boardman.

11. CONSENT CALENDAR

Consent Calendar Items 11.a.1 through 11.f.1 were approved as presented, including the adoption of Resolution Nos. 2024-124, 2024-125, 2024-126, 2024-127, 2024-128, 2024-129, 2024-130, 2024-131, 2024-132, 2024-133, 2024-134, 2024-135, 2024-136, 2024-137, and 2024-138. The recorded vote appears with each item below.

Councilmember Aguilera-Hernandez pulled items 11.d.1 and 11.e.10 for discussion.

Mayor Patino pulled item 11.e.2 for discussion.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted the Consent Calendar as submitted.

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

11.a CITY MANAGER/CITY CLERK DEPARTMENT

11.a.1 Ordinances and Resolutions

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Waived the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Motion carried by a recorded vote

11.a.2 Approval of Minutes

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Approved the Minutes of the regular City Council meeting of October 1, 2024.

Motion carried by a recorded vote

11.a.3 Adoption of a Resolution Canceling the December 3, 2024, City Council Meeting

Action: Adopted as Resolution No. 2024-124.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution canceling the regular City Council meeting on December 3, 2024.

Motion carried by a recorded vote

11.a.4 Responses to 2023-2024 Santa Barbara County Grand Jury Report – Homeless Encampments in Santa Barbara County

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Reviewed and approved staff's recommended responses addressing the findings and recommendations from the Grand Jury report titled "Homeless Encampments in Santa Barbara County" and authorize the Mayor to sign and transmit the City's Response to the Presiding Judge of the Superior Court with a copy to the current impaneled Civil Grand Jury and file a copy with the City Clerk's Office.

Motion carried by a recorded vote

11.b COMMUNITY DEVELOPMENT DEPARTMENT

11.b.1 Adoption of a Resolution Approving a Public Convenience or Necessity Determination for a Type 20 Alcohol Beverage Control License for El Toro Loco Supermarket at 204 North Blosser Road, Suite B

Action: Adopted as Resolution No. 2024-125.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution approving a determination of public convenience for the issuance of a Type 20 (Off-Sale Beer and Wine) alcohol beverage control license for El Toro Loco Supermarket located at 204 North Blosser Road, Suite B.

Motion carried by a recorded vote

11.c FINANCE DEPARTMENT

11.c.1 Payment of Warrants

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Order ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

11.c.2 Payment of Payroll

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Order ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Motion carried by a recorded vote

11.d POLICE DEPARTMENT

11.d.1 Adoption of a Resolution Approving Amendments to Agreements with Santa Maria Joint Unified High School District for Law Enforcement Services

Action: Adopted as Resolution No. 2024-126.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution approving a billing rate amendment to current agreements for law enforcement services between the Santa Maria Police Department and the Santa Maria Joint Unified High School District.

Motion carried by a recorded vote

11.e PUBLIC WORKS DEPARTMENT

11.e.1 Adoption of a Resolution Accepting a Regional Early Action Planning Grant

Action: Adopted as Resolution No. 2024-127.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution authorizing the Director of Public Works to enter into an agreement between the City of Santa Maria and Santa Barbara County Association of Governments regarding the Regional Early Action Planning Grant Award for $2,482,958.44.

Motion carried by a recorded vote

11.e.2 Adoption of a Resolution Approving an Award of Bid - Sports Complex Project, Bid No. 2024-11

Action: Adopted as Resolution No. 2024-128.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution awarding a bid to Specialty Construction Inc., in the amount of $9,894,271.98 for the construction of Sports Complex Project, Bid No. 2024-11.

Motion carried by a recorded vote

11.e.3 Adoption of a Resolution Establishing a No Stopping Zone On Farnel Road

Action: Adopted as Resolution No. 2024-129.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution establishing a no stopping zone on Farnel Road.

Motion carried by a recorded vote

11.e.4 Adoption of a Resolution Approving a Proposed Summary Vacation of a 20-Foot-Wide Right-Of-Way Lying East of Concepcion Avenue Between State Route 166 (Main Street) And East Chapel Street, Intersecting with North Concepcion Avenue

Action: Adopted as Resolution No. 2024-130.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution summarily vacating an alley right-of-way located between State Route 166 (Main Street) and East Chapel Street, intersecting with North Concepcion Avenue, recorded as Instrument No. 8357 in Book 1153 at Page 385 of Official Records in the Office of the County Recorder of Santa Barbara County, State of California.

Motion carried by a recorded vote

11.e.5 Adoption of a Resolution Approving an Award of Bid for Church Street Sewer Line Project, Bid No. 2024-07

Action: Adopted as Resolution No. 2024-131.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution awarding a bid to R. Baker Inc., in the amount of $1,500,584, for the construction of the Church Street Sewer Line Project, Bid No. 2024-07.

Motion carried by a recorded vote

11.e.6 Adoption of a Resolution Authorizing an Easement Quitclaim Deed for Emergency Vehicular Travel

Action: Adopted as Resolution No. 2024-132.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution to quitclaim the emergency vehicular travel easement located on APN 109-010-012, recorded as instrument 1992-001851.

Motion carried by a recorded vote

11.e.7 Adoption of a Resolution Approving Arrow Parcel Map, Tract 6030

Action: Adopted as Resolution No. 2024-133.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution approving the Parcel Map, and a 10-foot wide Public Utility Easement, for the Arrow Parcel Map, Tract 6030.

Motion carried by a recorded vote

11.e.8 Adoption of a Resolution Approving an Award of Bid for Minami Parking Lot Reconstruction Project, Bid No. 2024-09

Action: Adopted as Resolution No. 2024-134.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution awarding a bid to the Ramsey Asphalt Construction Corporation, in the amount of $394,057.50, for the construction of Minami Parking Lot Reconstruction Project, Bid No. 2024-09.

Motion carried by a recorded vote

11.e.9 Adoption of a Resolution Approving an Award of Bid for Preisker Park Parking Lot Rehabilitation Project, Bid No. 2024-10

Action: Adopted as Resolution No. 2024-135.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution awarding a bid to The J.F. Will Company Inc., in the amount of $119,107 for the construction of Preisker Park Parking Rehabilitation Project, Bid No. 2024-10.

Motion carried by a recorded vote

11.e.10 Adoption of a Resolution Awarding a Bid for East Taylor Street Pocket Park for Project, Bid No. 2024-08

Action: Adopted as Resolution No. 2024-136.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution awarding a bid to The J.F. Will Company Inc., in the amount of $371,531.60, for the construction of the East Taylor Street Pocket Project, Bid No. 2024-08.

Motion carried by a recorded vote

11.e.11 Adoption of a Resolution Approving a Proposed Grant and Abandonment of Easements on Santa Maria Airport District Property

Action: Adopted as Resolution No. 2024-137.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution accepting a grant of easement from the Santa Maria Airport District for water purposes for Well 6 and Well 15 and the abandonment of previous easements for Well 6 and Well 15.

Motion carried by a recorded vote

11.f UTILITIES DEPARTMENT

11.f.1 Adoption of a Resolution Approving an Amendment with Engel & Gray, Inc. for Operational Management of the Green Waste Collection Program and a Disposal Fee Adjustment for the Regional Landfill for Clean Green Waste/Wood Waste

Action: Adopted as Resolution No. 2024-138.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

Adopted a Resolution approving: (1) Amendment No. 2 with Engel and Gray, Inc. for Operational Management of City of Santa Maria Green Waste Collection Program, effective January 1, 2025; and (2) Disposal fee adjustment for Clean Green Waste / Wood Waste, effective January 1, 2025.

Motion carried by a recorded vote

12. PUBLIC HEARING

12.a Adoption of Resolutions and Introduction of an Ordinance for Santa Maria Public Airport District General Plan Land Use Map Amendment and Zone Change at 1494 Fairway Drive

The City Council considered approving a General Plan Land Use Map Amendment and Zone Change (GPZ2023-0001) for RRM Design Group on behalf of the Santa Maria Public Airport District to change the land use designation on a 6.95-acre site from A-AS (Airport-Airport Service) and the zone district of OS (Open Space) to LI (Light Industrial) land use designation and PD/M-1 (Planned Development/Light Manufacturing) zone district.

Principal Planner Frank Albro gave the report.

Mayor Patino opened the public hearing at 6:16 p.m.

The applicant Pam Ritchie spoke.

Mayor Patino closed the public hearing at 6:18 p.m.

Action: Adopted as Resolution No. 2024-139.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

1. Adopted a Resolution to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the General Plan Land Use Policy Map Amendment and Zone Change for the Santa Maria Public Airport District project, located at 1494 Fairway Drive; and

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

Action: Adopted as Resolution No. 2024-140.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

2. Adopted a Resolution amending the General Plan Land Use Policy Map for the Santa Maria Public Airport District (GPZ2023-0001) on 6.95-acres located at 1494 Fairway Drive from A-AS (Airport-Airport Service) to LI (Light Industrial); and

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

Action: Introduced as Ordinance No. 2024-06.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Cordero

3. Introduced for first reading, and continue to a future meeting, an Ordinance amending the official Zoning Map for the Santa Maria Public Airport District (GPZ2023-0001) on a 6.95-acre site located at 1494 Fairway Drive FROM OS (Open Space) to PD/M-1 (Planned Development/Light Manufacturing) zone district.

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

12.b Adoption of Resolutions and Introduction of an Ordinance for Richards Ranch Annexation, Pre-Zoning, and General Plan Amendment

The City Council considered the Richards Ranch Annexation, Pre-Zoning, and General Plan Amendment project. The project site is 43.75 acres located at the southeast and northeast corners of the intersection of Highway 135 and Union Valley Parkway in the unincorporated Orcutt area of Santa Barbara County.

Interim Director of Community Development Dana Eady gave the staff report. The applicant Michael Stoltey and Laurie Tamura spoke.

Mayor Patino opened the public hearing at 6:58 p.m.

Speaking from the public was Glenn Morris, Cliff Solomon, Todd Wilson, Susannah Brown, Joseph Pivovaroff, Cam Boyd, Juan Pablo Cal y Mayor, and Max Zappas.

Mayor Patino closed the public hearing at 7:29 p.m.

Action: Adopted as Resolution Nos. 2024-141 and 2024-142. Introduced as Ordinance No. 2024-07.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Mayor Patino

1. Adopted a Resolution to certify an Environmental Impact Report making California Environmental Quality Act Findings, adopting a Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Program for the Richards Ranch Annexation, Pre-Zoning, and General Plan Land Use Map Amendment located at the northeast and southeast intersections of Union Valley Parkway and Highway 135; and

2. Adopted a Resolution approving an amendment to the General Plan Land Use Policy Map for approximately 43.75 acres located at the northeast and southeast corners of the intersection of Highway 135 and Union Valley Parkway; and

3. Introduced an Ordinance pre-zoning approximately 43.75 acres located in the unincorporated area of Santa Barbara County from Retail Commercial (C-2) to Planned Development/ General Commercial (PD/C-2) on 16.35 acres, and Planned Development/High Density Residential (PD/R-3) on 27.4 acres; and

4. Adopted a Resolution approving an application initiating proceedings for the Richards Ranch Reorganization (AN2021-0001).

In addition, Councilmember Aguilera-Hernandez included a condition for City Manager or designee to discuss water supply with County of Santa Barbara staff within 25 days.

Ayes (4): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, and Councilmember Cordero

Noes (1): Councilmember Escobedo

Motion carried by a recorded vote (4 to 1)

Moved by: Councilmember Escobedo

First motion on the item was to delay agenda item for 90 days per the County of Santa Barbara's request.

Motion failed due to lack of second.

12.c Adoption of a Resolution approving a Commercial Building Inspection User Fee

Item 12.c moved before Item 12.b.

The City Council will consider approving the addition of a Commercial Building Inspection User Fee.

Interim Finance Director Xenia Bradford gave the staff report.

Mayor Patino opened the public hearing at 6:21 p.m. There being no requests to speak Mayor Patino immediately closed the public hearing.

Action: Adopted as Resolution No. 2024-144.

Moved by: Councilmember Escobedo
Seconded by: Councilmember Aguilera-Hernandez

Adopted a Resolution approving the addition of a Commercial Building Inspection User Fee at 100 percent cost recovery.

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

13. REGULAR BUSINESS

13.a Adoption of a Resolution Approving First Quarter Amendments and Financial Report for the First Quarter Ending September 30, 2024

The City Council received the 2024-25 First Quarter Financial Report and considered approving proposed budget amendments.

Interim Finance Director Xenia Bradford gave the staff report.

Action: Adopted as Resolution No. 2024-145.

Moved by: Councilmember Aguilera-Hernandez
Seconded by: Councilmember Cordero

1. Received and filed the Financial Report for the First Quarter ending September 30, 2024.
2. Adopted a Resolution approving First Quarter Amendments to the 2024-25 Budget for personnel and operational changes.

Ayes (5): Mayor Patino, Mayor Pro Tem Councilmember Soto, Councilmember Aguilera-Hernandez, Councilmember Cordero, and Councilmember Escobedo

Motion carried by a recorded vote (5 to 0)

14. REPORT BY INTERIM CITY MANAGER

Acting City Manager Chuen Wu announced that the City Council meeting scheduled for December 3rd has been canceled. The next meeting is planned for December 17th and items on the agenda include a presentation on Lights, Sights, and Holiday Nights, a retirement resolution for Lieutenant Woodrow Vega, a TEFRA public hearing for the Centennial Garden Apartments, and another public hearing for the Bellecrest Senior Residential Project. If election results are certified, newly elected Councilmembers will also be seated. Additionally, the new City Manager, David Rowlands is expected to attend this meeting.

15. ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)

Councilmember Cordero reported that he attended the Fighting Back Santa Maria Valley Fundraiser at Presqu'ile Winery, Cops N Cars Show, the Santa Barbara County Cleanup and Abatement Discussion, the Local Copies Ribbon Cutting ceremony, and a tour of Solomon Hills.

Councilmember Escobedo reported that he attended the Santa Barbara County Veterans Stand Down, participated in the Santa Barbara County Cleanup and Abatement Discussion, and joined the Veterans Ceremony at the Maldonado Community Center.

Councilmember Aguilera-Hernandez reported that she attended the Toyota and Honda Holiday Event and the EconAlliance Board Meeting.

Councilmember Soto had no report.

Mayor Patino reported that she attended League of California Cities Annual Conference, the Cops N Cars Show, Santa Barbara County Cleanup and Abatement Discussion, Santa Barbara County Housing and Community Development, SBCAG Monthly Board Meeting, APCD Board Meeting, the Community Safety Forum, Airport Board Meeting, Veterans Stand Down, Fighting Back Santa Maria Valley Fundraiser, Día de los Muertos Festival, CHC Skyway Telehealth Ribbon Cutting, Allan Hancock College Pride Center Grand Opening, Crossroads Basin Flip-the-Switch Ribbon Cutting, Partners in Education Board Meeting, Filipino American Social Club Cultural Night, Santa Barbara Foundation 2024 Celebrate Philanthropy event, LAFCO meeting, 23rd Veterans Day Freedom Monument Ceremony, Recreation and Parks Commission Meeting, Supervisors Academy Graduation, State of the City, City Open House,

New Beginnings Supporting Veterans Families Luncheon, REACH Economic Development Roundtable, and the 2nd Appreciation Service for Evangelist Laverne and Deacon Roscoe.

16. ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:46 p.m.

Chief Deputy City Clerk

Alice M. Patino, Mayor